058.0	0007	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	616,000 / 616,000
					USE VALUE:	616,000 / 616,000
					ASSESSED:	616,000 / 616,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		LOCKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VOULGARIS PAUL &
Owner 2:	ICHIKAWA NOBUKO
Owner 3:	
Street 1:	24 LOCKE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CULLEN ELEANOR E & NEIL -
Owner 2:	-
Street 1:	24 LOCKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,218 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Aluminum Exterior and 1056 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3218.000	254,400		361,600	616,000
Total Card	0.074	254,400		361,600	616,000
Total Parcel	0.074	254,400		361,600	616,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 583.33 | /Parcel: 583.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38630

GIS Ref

GIS Ref

Insp Date 05/22/09

!4982!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 058.0-0007-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	254,400	0	3,218.	361,600	616,000	616,000	Year End Roll	12/18/2019
2019	101	FV	219,100	0	3,218.	361,600	580,700	580,700	Year End Roll	1/3/2019
2018	101	FV	219,100	0	3,218.	242,800	461,900	461,900	Year End Roll	12/20/2017
2017	101	FV	219,100	0	3,218.	232,400	451,500	451,500	Year End Roll	1/3/2017
2016	101	FV	219,100	0	3,218.	211,800	430,900	430,900	Year End	1/4/2016
2015	101	FV	207,000	0	3,218.	170,500	377,500	377,500	Year End Roll	12/11/2014
2014	101	FV	207,000	0	3,218.	152,400	359,400	359,400	Year End Roll	12/16/2013
2013	101	FV	207,000	0	3,218.	144,600	351,600	351,600		12/13/2012

PRINT

Date	Time
12/10/20	19:56:19

LAST REV

Date	Time
09/06/18	19:47:53

apro

PAT ACCT. 4982

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CULLEN ELEANOR	61582-291		4/10/2013		410,000	No	No		
DICK CHRISTOPHE	54752-385		5/28/2010		379,000	No	No		
GUEVARA GARY &	40874-150		9/15/2003		367,000	No	No		
BRUSE CAROLYN	31528-587		6/22/2000		265,000	No	No		
	21325-220		7/1/1991		120,000	No	No		Y

USER DEFINED

Prior Id # 1:	38630
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2015	472	New Wind	15,713					
7/9/2013	1043	Manual	9,685,418	C-98				
6/4/2013	791	Manual	9,000					
9/18/2008	1161	Manual	500					rebuild stairs to
10/1/2001	716	Redo Kit	17,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2015	Permit Insp	PC	PHIL C
2/25/2014	Info Fm Prmt	EMK	Ellen K
7/15/2013	Info Fm Prmt	EMK	Ellen K
7/15/2013	Info Fm Prmt	EMK	Ellen K
5/22/2009	Measured	189	PATRIOT
3/25/2004	MLS	HC	Helen Chinal
9/15/2000	MLS	MM	Mary M
2/12/2000	Inspected	263	PATRIOT
1/11/2000	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3218		Sq. Ft.	Site		0	70.	1.61	11									361,578						361,600	

Total AC/HA: 0.07388 | Total SF/SM: 3218 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 361,578 | Spl Credit | Total: 361,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	66000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	312563
Depreciation:	58137
Depreciated Total:	254426

COMMENTS

646-0729 SINGLE HOT AIR VENT HEATS THE HOUSE 3X3.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2001
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

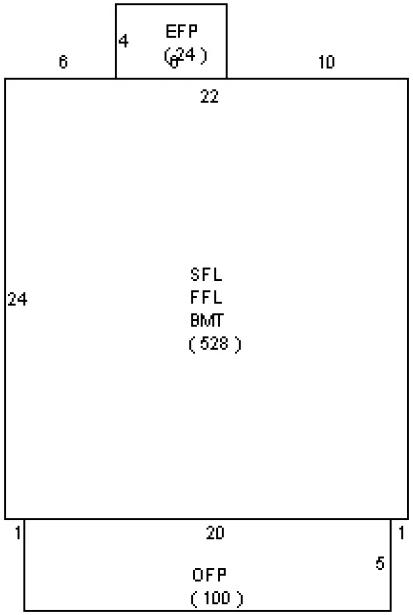
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	193.03
Special Features:	0	Val/Su Net:	148.95
Final Total:	254400	Val/Su SzAd	240.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	528	52.640	27,796
FFL	First Floor	528	175.480	92,655
SFL	Second Floor	528	175.480	92,655
OFP	Open Porch	100	33.000	3,300
EFP	Enclos Porch	24	72.590	1,742
	Net Sketched Area:	1,708	Total:	218,148
Size Ad	1056	Gross Are	1708	FinArea 1056

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

058.0-0007-0001.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: